

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved November 13, 2023

MINUTES

DEVELOPMENT COMMITTEE

October 9, 2023 6:00 P.M.

1. Call to Order, Roll Call, and Establishment of a Quorum.

Alderman Rebecca Stout called the meeting to order at 6:15 p.m.

Roll call found Aldermen Birch Ferguson, Jayme Sheahan, Rebecca Stout and Chris Swiatek present. Alderman Stout announced a quorum.

Also in attendance was Assistant Director of Community Development, John Sterrett.

2. Approval of Minutes.

A. June 12, 2023.

Alderman Sheahan moved and Alderman Swiatek seconded a motion to approve the minutes. Voting Aye: Aldermen Birch Ferguson, Sheahan, Stout and Swiatek.

3. Public Participation. None.

4. Items for Consent. None.

5. Items for Discussion.

A. **Mango Express Car Wash – Petitioner seeks approval of a Special Use Permit to construct and operate a car wash at 151 S. Neltnor Blvd.**

Alderman Stout asked about concerns expressed at the Plan Commission/Zoning Board of Appeal (PC/ZBA) meeting. John Sterrett reported the concerns regarded lighting and noise, but the petitioner adequately addressed these concerns. Also present was the petitioner's general counsel, Alan Jacob, who detailed how they have rectified those concerns.

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Alderman Birch Ferguson moved to approve Item A and Alderman Swiatek seconded the motion. Voting Aye: Aldermen Birch Ferguson, Sheahan, Stout and Swiatek.

- B. Forming America, Ltd. – Petitioner at 1200 N. Prince Crossing Rd. seeks a fifth amendment to the controlling Special Use permit to reflect the work completed on the property.**

Questions were asked and answered about the PC/ZBA's requirement to remove a gravel area. Alderman Stout stated the removal would prevent using the area for storage. The members agreed to this condition.

Alderman Swiatek moved to approve Item B with the added condition and Alderman Birch Ferguson seconded the motion. Voting Aye: Aldermen Birch Ferguson, Sheahan, Stout and Swiatek.

- C. Text Amendment to Sec. 6.27 of the Zoning Ordinance – The proposed text amendment to the Zoning Code would make outside vending machines legal with certain restrictions.**

Alderman Swiatek moved to approve Item C and Alderman Sheahan seconded the motion. Voting Aye: Aldermen Birch Ferguson, Sheahan, Stout and Swiatek.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff. None.

9. Adjournment.

Alderman Birch Ferguson moved to adjourn the meeting at 6:29 p.m. and Alderman Swiatek seconded the motion. Voting Aye: Aldermen Birch Ferguson, Sheahan, Stout and Swiatek.

Respectfully submitted,

Jane Burke